

**DATE:** December 5, 2023

**TO:** Downtown Committee

**FROM:** Edgar Maravilla, Senior Planner

**SUBJECT:** December 5, 2023 Downtown Development Update

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**NEW CONSTRUCTION—RESIDENTIAL**

1. **231-235 Hope Street (Maston Architects):** Three stories, nine-unit condos.

**Applicant:** Maston Architects

- Under construction.

**NEW CONSTRUCTION—MIXED-USE**

2. **Hope Street Lots:** 120,600 square foot, five-story hotel with 180 hotel rooms, and a 53,000 square foot, four-story office and commercial mixed-use building. The project also provides 225 public parking spaces as well as parking for the hotel, office building, and retail spaces in underground parking garages.

**Applicant:** The Robert Green Company

- Applicant closed escrow on the Hope Street Lots project in December 2022.

3. **676 West Dana Street (Maston Architects):** Four stories, two levels of underground parking, ground-floor retail and office spaces, and seven residential units on Floors 2 through 4.

**Applicant:** Maston Architects

- Approved by the City Council on December 8, 2020.
- One-year permit extensions approved (expires December 8, 2023).

4. **Lot 12:** Five stories, ground-floor commercial space, and 120 affordable units.

**Applicant:** Related/Alta Housing

- Building permit under review.

5. **705 West Dana Street:** Three-story, 18,800 square foot commercial building with ground-floor restaurant and upper-floor administrative office with one level of underground public parking, replacing an existing auto repair shop.

**Applicant:** Lund Smith

- ~~• Planning permit under review.~~

- Approved by City Council on November 14, 2023.

6. **881 Castro Street:** Request for a Planned Community Permit and Development Review Permit to construct a seven-story, mixed-use building with 104 units and 13,352 square feet of ground-floor commercial with two levels of below-grade parking, replacing three existing commercial properties and four residential units, and a Heritage Tree Removal Permit on a 1.5-acre site. This project is located on the southeast corner of Castro Street and El Camino Real in the R3 (Multi-Family Residential) Zoning District, P(19) (Downtown) Precise Plan.

**Applicant:** Glen Yonekura

- Planning permit under review.

#### **NEW CONSTRUCTION—COMMERCIAL**

57. **701 West Evelyn Avenue:** Four stories, 28,090 square foot office space, and 6,841 square foot ground-floor commercial space (Subway Restaurant, Depot Garage, etc.).

**Applicant:** Vincent Woo ~~Tim McEnery~~, Marwood

- The City Council approved this project with underground parking accessed through the adjacent Lot 4 hotel development (see “Hope Street Lots” above) on November 18, 2019 but also expressed interest in alternative parking agreements with the developer, which may include more parking funding or construction of a parking garage on Lot 5.
- A formal application for the alternative parking agreement was submitted on March 9, 2022.

- City Council approved the alternative parking agreement on November 7, 2023.

~~68~~. **756 California Street:** Three stories, 7,664 square foot office building with ground-floor medical office.

**Applicant:** 756 California LLC

- Approved by the City Council on February 22, 2022.

~~79~~. **747 West Dana Street (Kenneth Rodrigues and Partners, Inc.):** Three-story, 8,552 square foot building with ground-floor retail space.

**Applicant:** Ken Rodrigues, Kenneth Rodrigues and Partners, Inc.

- Two-year permit extension approve by the Administrative Zoning/ Subdivision Committee on November 8, 2023.
- Building permit under review.

~~810~~. **590 Castro Street (The Sobrato Organization):** Four-story, 106,000 square foot office building with a public plaza (Wells Fargo).

**Applicant:** Tim Steele, The Sobrato Organization

- Approved by the City Council on August 30, 2022.

#### **FACADE IMPROVEMENTS AND NEW TENANTS**

~~1011~~. **298 Castro Street:** Provisional Use Permit for a new restaurant (Nick the Greek).

**Applicant:** Glenn Cunningham, Glenn Bull's Eye Cadd

- Building permit under review.

~~1112~~. **105 Hope Street:** Provisional Use Permit to convert an existing multi-tenant commercial building with office and medical uses into a single-tenant administrative office building.

**Applicant:** Lund Smith, Hope Evelyn LP

- Building permit under review.

~~14~~13. **738 Villa Street:** Provisional Use Permit for a new café use (Café 86) to replace a vacant space.

**Applicant:** James Dimapasok

- Approved by the Zoning Administrator on June 22, 2022.

~~15~~14. **171 and 175 Castro Street:** Provisional Use Permit for a new café/restaurant use (Kitchen Story/U Dessert Story) to replace a locksmith museum.

**Applicant:** Daniel Choi

~~• Planning permit under review.~~

- Approved by the Zoning Administrator on November 8, 2023.

~~16. 800 California Street:~~ New restaurant tenant (Limon).

~~Applicant:~~ Jennifer Fong (Architect)

~~• Building permit under review.~~

~~17~~15. **702–738 Villa Street:** Planned Community Permit and Development Review Permit to construct facade modifications.

**Applicant:** Bonnie Djie

- Planning permit under review.

~~18~~16. **194-198 Castro Street:** Planned Community Permit, Development Review Permit, and Historic Preservation Permit to construct a three-story, 6,086 square foot building addition with a roof deck to an existing two-story, 7,608 square foot historic building with office and ground-floor restaurant (Agave), replacing an existing outdoor patio; and a Provisional Use Permit to consider an administrative office use on the upper floors of the addition.

**Applicant:** Chee-Yee Chong

- Planning permit under review.

~~1917.~~ **384 Castro Street:** Provisional Use Permit to allow an architectural office use in an existing 1,580 square foot tenant space.

**Applicant:** Malika Junaid

- Planning Permit under review.

18. **236 Castro Street:** Planned Community Permit and Development Review Permit to construct a new 74 square feet front addition and facade modification at an existing multi-tenant commercial building.

**Applicant:** Boyd Smith

- Planning permit under review.

19. **650 Castro Street:** Development Review Permit and Planned Community permit to construct facade modifications.

**Applicant:** Jonas Kellner

- Planning permit under review.

## **CITY PROJECTS**

20. **Downtown Outdoor Patio Program:** Applications opened in early August, and the program is expected to start rolling out early November.

21. **Downtown Parking Structure:** On August 24, 2021, the City Council directed staff to start studying a new parking structure on Lot 5 and to pursue additional developer partnerships to help fund the project.

22. **Downtown Precise Plan Comprehensive Update:** The update project includes a comprehensive update to the Downtown P(19) Precise Plan to align the plan to the City's vision for downtown. The update includes developing objective development standards, evaluating current design standards, land uses, parking, signage regulations, and other strategies. The process includes public outreach and Study Sessions with the Environmental Planning Commission and City Council. Webpage: [Downtown Precise Plan Comprehensive Update](#).